

## **LEGISLATIVE DIGEST**

[Planning Code - Implementing the Western South of Market Area Plan]

**Ordinance amending the Planning Code, by adding and amending various sections to implement the goals, objectives, and policies of the Western South of Market Area Plan, bounded generally by 7th Street, Mission Street, Division Street, and Bryant Street on the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street on the eastern portion of the plan area; and making findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.**

### Existing Law

The San Francisco Planning Code regulates the process for submission, review, and approval of various development activities within the City and County of San Francisco. The Planning Code establishes different districts or areas within the City where different developments can occur, such as residential districts, commercial districts, open space areas, or mixed used districts. The Planning Code also establishes which uses are permitted, conditional, or not permitted within the different districts, and sets forth the general parameters for development within each district, in terms of height, bulk, open space requirements, setbacks, etc.

### Amendments to Current Law

This Ordinance would amend the Planning Code by adding and amending various sections, in order to implement the Western SoMa Area Plan. The Western SoMa Area Plan is bounded by 7th Street, Mission Street, Division Street, and Bryant Street on the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street on the eastern portion of the plan area.

The Ordinance would create the following new Sections: Section 743, for the Folsom Neighborhood Commercial Transit District (Folsom NCT); Section 744, regarding the Regional Commercial District (RCD); Section 844, for the Western SoMa Mixed Use – General District (WMUG); Section 845, for the Western SoMa Mixed Use – Office District (WMUO); Section 846, for the Service/Arts/Light Industrial District (SALI); and Section 847, for the the Residential Enclave – Mixed District (RED-MX). It also would also amend several other sections, to implement the policies of the Plan and to make conforming amendments.

This legislation adopts environmental findings, Section 302 findings, and findings of consistency with the General Plan and with the Priority Policies of Section 101 of the Planning Code.

Background Information

Together with the ordinances amending the General Plan and the Zoning Map, this Ordinance implements the Western SoMa Area Plan. The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods, with the goal of developing new zoning controls for the industrial portion of this neighborhood. The Western SoMa plan area was eventually removed from the Eastern Neighborhoods planning process and on November 23, 2004 the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force (“Task Force”). The Task Force was charged with conducting a comprehensive analysis of the Western SoMa plan area and developing recommendations. The Task Force, with assistance from the Planning Department held numerous public workshops and worked with consultants throughout 2008, resulting in the publication of a Draft Western SoMa Community Plan in September 2008. An updated version of the plan was published in October 2011.